

Property Inspection Report



Instructed by

Nexus

Prepared By

Like Inventory

Date of Report

15/May/2017

Inspection Areas

1: Inspection Details

1.1 Details

	Element	Element Description	Observations
1.1.1	Any Problems With Keys?	No, unless otherwise stated	
1.1.2	CO Detectors Present?	<p>Yes, tested & working, unless otherwise stated.</p> <p>NB: Only standard battery driven smoke alarms & CO detectors are tested, where possible. This test will be for power only and is not a statement that the alarms are in full working order should an incident occur. We will take no responsibility for any malfunction or damage which may occur during the testing of alarms.</p>	
1.1.3	Evidence of Children?	In line with tenancy agreement, unless otherwise stated.	
1.1.4	Evidence of Non-Tenants?	In line with tenancy agreement, unless otherwise stated.	
1.1.5	Evidence of Pets?	In line with tenancy agreement, unless otherwise stated.	
1.1.6	Evidence of Smoking?	In line with tenancy agreement, unless otherwise stated.	
1.1.7	Smoke Detectors Present?	<p>Yes, tested & working, unless otherwise stated.</p> <p>NB: Only standard battery driven smoke alarms & CO detectors are tested, where possible. This test will be for power only and is not a statement that the alarms are in full working order should an incident occur. We will take no responsibility for any malfunction or damage which may occur during the testing of alarms.</p>	
1.1.8	Tenant(s) Present?	Yes, unless otherwise stated.	

1.1.9	Tenants Issues Raised?	None, unless otherwise stated.	
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2: Front Exterior & Garden

2.1 Details

	Element	Element Description	Observations
2.1.1	Boundary Walls/ Fences	In keeping with age and use, unless stated otherwise	
2.1.2	Brickwork/ Render	In keeping with age and use, unless stated otherwise	
2.1.3	Chimney	In keeping with age and use, unless stated otherwise	
2.1.4	Doors & Frames (External)	In keeping with age and use, unless stated otherwise	
2.1.5	Drains	In keeping with age and use, unless stated otherwise	
2.1.6	Guttering / Down Pipes	In keeping with age and use, unless stated otherwise	
2.1.7	Lighting (External)	In keeping with age and use, unless stated otherwise	
2.1.8	Roof	In keeping with age and use, unless stated otherwise	Alexandra is concerned as occasionally excess water runs off over the front door. Small watermark seen to floor, to wall edge. No sign of dis-repair, dry to area.
2.1.9	Security (External)	In keeping with age and use, unless stated otherwise	
2.1.10	Windows & Frames (External)	In keeping with age and use, unless stated otherwise	

3: Entrance Hallway

3.1 Details

	Element	Element Description	Observations
3.1.1	Ceiling	In keeping with age and use, unless stated otherwise	
3.1.2	Doors	In keeping with age and use, unless stated otherwise	

3.1.3	Flooring	In keeping with age and use, unless stated otherwise	
3.1.4	Heating	In keeping with age and use, unless stated otherwise	
3.1.5	Lighting	In keeping with age and use, unless stated otherwise	
3.1.6	Switches/ Sockets	In keeping with age and use, unless stated otherwise	
3.1.7	Walls	In keeping with age and use, unless stated otherwise	
3.1.8	Windows	In keeping with age and use, unless stated otherwise	

4: Kitchen

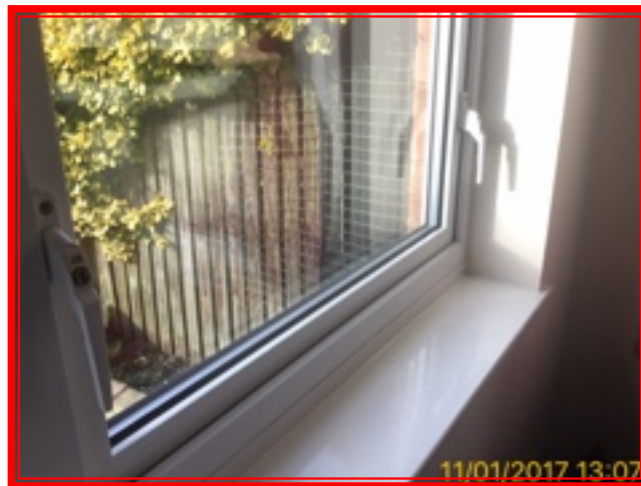
4.1 Details

	Element	Element Description	Observations
4.1.1	Ceiling	In keeping with age and use, unless stated otherwise	
4.1.2	Doors	In keeping with age and use, unless stated otherwise	
4.1.3	Flooring	In keeping with age and use, unless stated otherwise	
4.1.4	Heating	In keeping with age and use, unless stated otherwise	
4.1.5	Lighting	In keeping with age and use, unless stated otherwise	
4.1.6	Switches/ Sockets	In keeping with age and use, unless stated otherwise	
4.1.7	Walls	In keeping with age and use, unless stated otherwise	
4.1.8	Windows	In keeping with age and use, unless stated otherwise	
4.1.9	Kitchen Appliances	In keeping with age and use, unless stated otherwise	
4.1.10	Kitchen Units	In keeping with age and use, unless stated otherwise	
4.1.11	Kitchen White Goods	In keeping with age and use, unless stated otherwise	
4.1.12	Sink	In keeping with age and use, unless stated otherwise	
4.1.13	Worktops	In keeping with age and use, unless stated otherwise	

5: Lounge

5.1 Details

	Element	Element Description	Observations
5.1.1	Ceiling	In keeping with age and use, unless stated otherwise	
5.1.2	Doors	In keeping with age and use, unless stated otherwise	
5.1.3	Flooring	In keeping with age and use, unless stated otherwise	
5.1.4	Heating	In keeping with age and use, unless stated otherwise	
5.1.5	Lighting	In keeping with age and use, unless stated otherwise	
5.1.6	Switches/ Sockets	In keeping with age and use, unless stated otherwise	
5.1.7	Walls	In keeping with age and use, unless stated otherwise	
5.1.8	Windows	In keeping with age and use, unless stated otherwise	Window is difficult to close, specifically to RH side. It appears to catch and will not allow window to close flush. Still remains the same, stiff to operate .



5.1.8 Window is difficult to close, specifically to RH side. It appears to catch and will not allow window to close flush.
Still remains the same, stiff to operate .

6: Stairs/ Landing

6.1 Details

	Element	Element Description	Observations
6.1.1	Ceiling	In keeping with age and use, unless stated otherwise	Please see wall description.
6.1.2	Doors	In keeping with age and use, unless stated otherwise	
6.1.3	Flooring	In keeping with age and use, unless stated otherwise	
6.1.4	Heating	In keeping with age and use, unless stated otherwise	
6.1.5	Lighting	In keeping with age and use, unless stated otherwise	
6.1.6	Switches/ Sockets	In keeping with age and use, unless stated otherwise	
6.1.7	Walls	In keeping with age and use, unless stated otherwise	Pronounced settlement cracks to wall over window, advised by Alexandra majority are historic due to issue with loft storage. Photo's taken to measure change, if any going forward. Up to date photo taken, remains in same condition.
6.1.8	Windows	In keeping with age and use, unless stated otherwise	



6.1.1 Please see wall description.



6.1.7 Pronounced settlement cracks to wall over window, advised by Alexandra majority are historic due to issue with loft storage. Photo's taken to measure change, if any going forward.

Up to date photo taken, remains in same condition.

7: Bedroom 2

7.1 Details

	Element	Element Description	Observations
7.1.1	Ceiling	In keeping with age and use, unless stated otherwise	
7.1.2	Doors	In keeping with age and use, unless stated otherwise	
7.1.3	Flooring	In keeping with age and use, unless stated otherwise	
7.1.4	Heating	In keeping with age and use, unless stated otherwise	
7.1.5	Lighting	In keeping with age and use, unless stated otherwise	
7.1.6	Switches/ Sockets	In keeping with age and use, unless stated otherwise	
7.1.7	Walls	In keeping with age and use, unless stated otherwise	
7.1.8	Windows	In keeping with age and use, unless stated otherwise	The window does not close flush, causing draft to edge. Noisy when opened. Issue remains.



7.1.8 The window does not close flush, causing draft to edge. Noisy when opened.
Issue remains.

8: Bathroom

8.1 Details

	Element	Element Description	Observations
8.1.1	Ceiling	In keeping with age and use, unless stated otherwise	
8.1.2	Doors	In keeping with age and use, unless stated otherwise	
8.1.3	Flooring	In keeping with age and use, unless stated otherwise	

8.1.4	Heating	In keeping with age and use, unless stated otherwise	
8.1.5	Lighting	In keeping with age and use, unless stated otherwise	
8.1.6	Switches/ Sockets	In keeping with age and use, unless stated otherwise	
8.1.7	Walls	In keeping with age and use, unless stated otherwise	Paintwork has peeled above window, Alexandra has advised me since the extractor fan was fitted one year ago, this has not gotten any worse. Up to date photo added, remains in same condition.
8.1.8	Windows	In keeping with age and use, unless stated otherwise	
8.1.9	Basin	In keeping with age and use, unless stated otherwise	
8.1.10	Bath	In keeping with age and use, unless stated otherwise	
8.1.11	Shower	In keeping with age and use, unless stated otherwise	
8.1.12	Toilet	In keeping with age and use, unless stated otherwise	



8.1.7 Paintwork has peeled above window, Alexandra has advised me since the extractor fan was fitted one year ago, this has not gotten any worse. Up to date photo added, remains in same condition.



8.1.7 Paintwork has peeled above window, Alexandra has advised me since the extractor fan was fitted one year ago, this has not gotten any worse. Up to date photo added, remains in same condition.

9: Bedroom 1

9.1 Details

	Element	Element Description	Observations
9.1.1	Ceiling	In keeping with age and use, unless stated otherwise	

9.1.2	Doors	In keeping with age and use, unless stated otherwise	
9.1.3	Flooring	In keeping with age and use, unless stated otherwise	
9.1.4	Heating	In keeping with age and use, unless stated otherwise	
9.1.5	Lighting	In keeping with age and use, unless stated otherwise	
9.1.6	Switches/ Sockets	In keeping with age and use, unless stated otherwise	
9.1.7	Walls	In keeping with age and use, unless stated otherwise	
9.1.8	Windows	In keeping with age and use, unless stated otherwise	Occasional sticking of window. Remains the same .

10: Rear Exterior & Garden

10.1 Details

	Element	Element Description	Observations
10.1.1	Boundary Walls/ Fences	In keeping with age and use, unless stated otherwise	
10.1.2	Brickwork/ Render	In keeping with age and use, unless stated otherwise	
10.1.3	Chimney	In keeping with age and use, unless stated otherwise	
10.1.4	Doors & Frames (External)	In keeping with age and use, unless stated otherwise	
10.1.5	Drains	In keeping with age and use, unless stated otherwise	
10.1.6	Guttering / Down Pipes	In keeping with age and use, unless stated otherwise	
10.1.7	Lighting (External)	In keeping with age and use, unless stated otherwise	
10.1.8	Roof	In keeping with age and use, unless stated otherwise	
10.1.9	Security (External)	In keeping with age and use, unless stated otherwise	
10.1.10	Windows & Frames (External)	In keeping with age and use, unless stated otherwise	

11: Feedback

11.1 Details

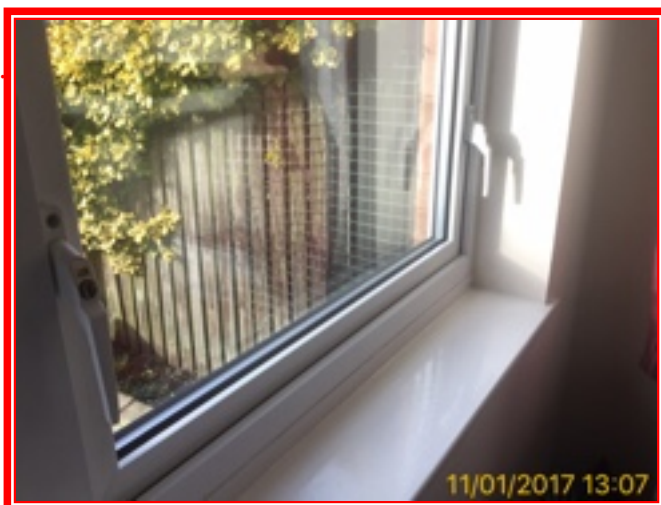
	Element	Element Description	Observations
11.1.1	General Comments	Well maintained	
11.1.2	Agent Action(s)	None	
11.1.3	Landlord Action(s)	Windows	Informed windows have been assessed, presently same issues remain .
11.1.4	Tenant Action(s)	Submit request to Landlord	Alexandra has advised me they would like to replace the wire fence panel in garden to RH side boundary. Unsure of boundary liability, advised all requests to be submitted in writing .

OBSERVATIONS SUMMARY (Property Inspection)

Ref	Description	Evidence
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2.1.8	FRONT EXTERIOR & GARDEN/ DETAILS/ ROOF Alexandra is concerned as occasionally excess water runs off over the front door. Small watermark seen to floor, to wall edge. No sign of dis-repair, dry to area.	
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5.1.8	LOUNGE/ DETAILS/ WINDOWS Window is difficult to close, specifically to RH side. It appears to catch and will not allow window to close flush. Still remains the same, stiff to operate .	
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6.1.1	STAIRS/ LANDING/ DETAILS/ CEILING Please see wall description.	
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15-05-2017

- 6.1.7 STAIRS/ LANDING/ DETAILS/ WALLS
Pronounced settlement cracks to wall over window, advised by Alexandra majority are historic due to issue with loft storage. Photo's taken to measure change, if any going forward. Up to date photo taken, remains in same condition.



- 7.1.8 BEDROOM 2/ DETAILS/ WINDOWS
The window does not close flush, causing draft to edge. Noisy when opened. Issue remains.



- 8.1.7 BATHROOM/ DETAILS/ WALLS
Paintwork has peeled above window, Alexandra has advised me since the extractor fan was fitted one year ago, this has not gotten any worse. Up to date photo added, remains in same condition.





- 9.1.8 BEDROOM 1/ DETAILS/ WINDOWS
Occasional sticking of window. Remains the same .

- 11.1.3 FEEDBACK/ DETAILS/ LANDLORD ACTION(S)
Informed windows have been assessed, presently same issues remain .

- 11.1.4 FEEDBACK/ DETAILS/ TENANT ACTION(S)
Alexandra has advised me they would like to replace the wire fence panel in garden to RH side boundary. Unsure of boundary liability, advised all requests to be submitted in writing .